

Manufacturing/Industrial Center Criteria Report



Seattle Duwamish MIC

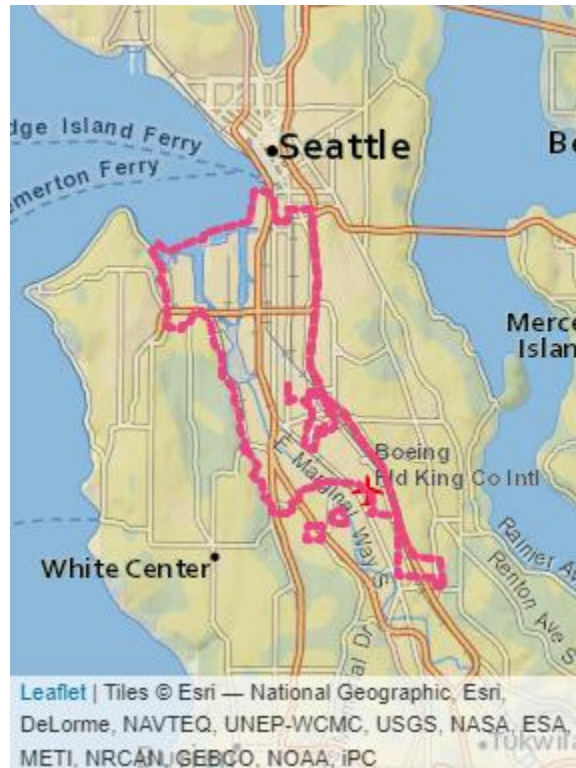
Designation Recommendation

Conditionally redesignate Duwamish as a manufacturing/industrial center under the Regional Centers Framework, provided the city meets applicable regional criteria. The center supports VISION 2050's goals to preserve and grow industrial employment.

To meet conditions, the city will complete the following by December 31, 2027:

- Adopt a subarea plan for the center and provide a draft of the plan for early PSRC review.

Background









The Duwamish MIC has been in industrial use for nearly 100 years. The MIC is a vital international trade and transportation crossroads, receiving and distributing goods via roadway, water, rail and

air. The Duwamish MIC is located just south of downtown Seattle, covering nearly 5,000 acres and including most of the industrial land in the city.

Evaluation of Manufacturing/Industrial Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Industrial Employment Center
Existing jobs: 10,000 minimum		The Duwamish MIC currently has 67,290 jobs which meets the criteria.
Planned jobs: 20,000 minimum		The Duwamish MIC is planning for 79,790 jobs which meets the criteria.
Industrial Employment: Minimum 50% of all jobs classified as industrial		66% of jobs are classified as industrial jobs which meets the criteria.
Size: No minimum size requirements for Industrial Employment Centers	—	The Duwamish MIC is currently 5,604 acres.
Transit or transportation demand management strategies		The Duwamish MIC is within a transit service district with light rail, bus rapid transit, and bus service.
Core Industrial Uses: At least 75% of land area		88% industrial zoning. The city should continue to monitor conditions to ensure that zoning is strictly limiting commercial and residential uses.
Industrial Retention Strategies		Policies in the comprehensive plan and city's Industrial and Maritime Strategy to foster and retain an industrial employment base. This topic should be explored in the MIC subarea plan.

Criteria		Status
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has added 7,873 jobs.
Center Subarea Plan	⊖	The city has not adopted a subarea plan for the center. Please see recommended designation conditions regarding adoption of the subarea plan.

Jurisdiction Comments / Additional Context

On April 6, 2026, the city released a draft Duwamish MIC Subarea Plan for public comment. It is anticipated that the City Council will approve this plan in 2026.